

**Master Plan Implementation Committee**  
**Minutes for January 12, 2017**

Date: January 12, 2017

Time: 6-7:30 PM

Location: Town Hall Annex, first floor conf. room

Members Present: Charlie Kalauskas, Joe Barr, Ralph Willmer, Michael Byrne, Ann LeRoyer, Wendy Richter, Nat Strosberg, Laura Wiener, Jenny Raitt.

The minutes of October 6 were approved as amended.

Progress Reports from Working Groups:

**Zoning Recodification Working Group.** Consultants are in the information gathering stage. Interviews with stakeholders will take place Jan. 18 and 19. All-Boards meeting scheduled for 1/28.

**Residential Study Group.** This group has developed a survey for abutters to new construction, as well as builders, to assess construction impacts. Currently, the group is focusing efforts on Town Meeting warrant articles. One is a zoning bylaw amendment to limit driveway slope, with other possible incentives. Also working on amendments to Town bylaw to establish a requirement for a Construction Agreement between neighbors and owners planning major construction, and to implement noise limits during construction.

**Cultural Plan Committee.** Conducted an on-line survey and had 980 responses. A public meeting is planned for March 1 to discuss the "Arts and Culture Action Plan".

**Historic and Cultural Resources Working Group.** The Committee submitted an application to the CPA Committee for funds to update the Inventory of Historically and Architecturally Significant Properties, to identify new historic and cultural resources, and to do an historic Structures Report of the High School. They will also submit an application to Mass. Historic for updating the Inventory. Mass. Historic funds require a local match. Charlie suggested we contact our legislators to let them know we have applied.

**Mill Brook Study Committee.** Planning a clean-up of the Brook at Wellington Park (Grove Street) for April 30, with a group from First Parish Unitarian Universalist Church. Mystic River Watershed Assoc. has submitted an application to the CPA committee for funding to do planning and community outreach around Wellington Park. Planning Dept. has applied for a grant for technical assistance to develop an Overlay District for areas around the Brook to allow mixed use development including residential.

**Housing Production Plan.** Forming an Implementation Committee.

**Warrant Articles for Spring Town Meeting.**

Mixed use. ARB is discussing filing corrective amendments to last year's Mixed Use zoning bylaw amendments. Laura explained that we have had 3 mixed use proposals since the amendments passed and all three owners expressed disappointment that they couldn't do more. Problems are in 2 areas—lot area per dwelling unit, which holds down the total number of units, pushing units to be bigger, and FAR, which holds down the total amount of development. Laura noted that we did say we wouldn't make a lot of zoning changes this year because of the Recodification that is coming. Joe suggested we

do only lot area/dwelling unit because it is simple and easy to understand, and will make some difference. There was generally agreement that that was a good idea. Laura also noted that research into other municipalities shows that most communities that allow mixed use in commercial zones do not have a requirement for lot area per dwelling unit.

Jenny reported that she has requested a total of \$55,000 for 2018 for legal fees and advertising, and for zoning changes following recodification.

**Annual Report.** Committee reviewed the Annual Report. Additional comments will be sent to Jenny who will finish it up.

Adjourned at 7:30. Next meeting February 16, 6PM.